

From: henrypeterson@aol.com,
To: henrypeterson@aol.com,
Subject: Fwd: APRIL NEWSLETTER FROM ST HELENS RA AND StQW FORUM
Date: Wed, 8 Jun 2022 15:30

St Helens Residents Association

St Quintin and Woodlands Neighbourhood Forum



There are several RBKC consultations in progress this month. Brief updates are given below and we will be holding an open meeting on Zoom to discuss how the forum/association should respond. We hope that this session will help to explain to members the background to these consultations.

This Zoom session will be at 7.30pm on Thursday 6th May. It will also serve as the joint Annual General Meeting for the St Helens Residents Association and the St Quintin and Woodlands Neighbourhood Forum, at which we elect/re-elect members of the management committees for both bodies.

A notification and agenda will be sent round next week to all members. We normally hold our AGMs in November each year, in St Helens Church hall with a glass of wine and a mince pie. But lockdowns made this impossible.

We can look forward to a summer gathering in the church hall. In the meantime, next week's notification for the AGM will include the Zoom link. Most of us have become familiar with the protocols of Zoom sessions, and how they can be held successfully with people having the opportunity to ask questions, to speak, and if necessary to hold a vote. We hope that this will all prove workable online.

Friends of Wormwood Scrubs AGM April 20th at 6pm

FOWWS are holding their AGM on April 20th also on Zoom. Their membership is much larger than ours and registration as a 'Friend' is open to all who live within the 'metropolis of London'.

As an organisation, FOWWS has recently become a fully registered charity. Because this is their first meeting with this new status, all of the existing Trustees will be standing for election. There are also four new candidates for trustee positions.

Many StQW/SHRA members will also be members of FOWWS and will know that there have been differing views amongst members recently, on how best to deal with the increased use of the Scrubs by walkers and dog owners during lockdown. The use of temporary 'hedging' around long grassed area on the north west part of the Scrubs has prompted many heated exchanges on the FOWWS Googlegroup and on the Nextdoor social platform.

For those who would like to take part in the AGM and the election of trustees, it is straightforward to register as a Friend. It is free and the steps are

- Go to www.friendsofthescrubs.uk and click the "contact us" button at the top.
- Send a message using this form saying you would like to join the Friends of the Scrubs and saying what is your connection with the Scrubs (e.g. 'I walk there as often as I can')
- As soon as she can, the FOWWS trustee who is also the voluntary webmaster will add you to the Google group and this makes you a member.

New applicants to join the group will be accepted until **6pm on Sunday 18 April**. **New members will then receive a Zoom link and existing members have been asked to notify their attendance in advance.** Voting on trustees will be carried out via a Zoom poll during the meeting.

RBKC consultation on a Design Code for Units 1-14 Latimer Road

As per previous newsletters, RBKC planning officers have been working with the StQW Forum, the Latimer Road Preservation Group, and several building owners in the street to draw up the draft of a Design Code for any proposed redevelopment of the light industrial/warehouse units on the western side of Latimer Road.

RBKC has now started a formal public consultation on this Design Code. When a final version is adopted, the document will be a Supplementary Planning Document to the RBKC Local Plan. The policies for Latimer Road as set by our StQW Neighbourhood Plan remain in force and any planning applications at Units 1-14 will continue to need to comply with these. The Design Code will add further guidance on building forms, heights, design of frontages and use of materials.

The consultation documents can be found at this [link](#) on the Council's website and the **deadline for responses is 17th May.**

At our Zoom session on May 6th, we can look back at how the StQW policies were originally agreed at a meeting in the church hall back in February 2015. We can also discuss what could happen next in Latimer Road, given Government relaxations on 'change of use' between planning use classes.

As a result of the pandemic, there is a new demand in London for warehouse buildings as 'distribution centres' for 'delivery within minutes' of groceries and convenience goods. Global players [Gefir](#) have taken a lease on Unit 11 Latimer Road. Many of us residents will also have had flyers though the door from local firms and new start-ups offering similar services, in addition to the longstanding delivery services from Ocado and the major supermarkets.

We could see more demand from this type of business to locate in Latimer Road – not what we envisaged in our ideas for a 'mixed use' street with small businesses in the creative sector.

RBKC consultation on extending the Conservation Area boundary

Partly as a result of meetings last summer with local residents on the Design Code, the RBKC planning department is also consulting on a proposed extension of the Oxford Gardens/St Quintin Conservation Area, to include certain sections of Latimer Road.

The consultation documents can be found at this [link](#) on the Council's website and the **deadline for responses is also 17th May.**

The conservation area was first designated in 1975, in response to local requests. While we have few individual heritage buildings compared with other parts of the Borough, this neighbourhood was recognised as a fine example of well planned Victorian, Edwardian and early 20th century streets and housing.

In 2002 the streets of Bracewell Road and Brewster Gardens were added to the Conservation Area, after their transfer from LBHF to RBKC in a boundary change. Several sections of Latimer Road are now proposed for addition within the CA boundary (there is no single map in the RBKC document, which is unhelpful).

Subject to discussion at our session on May 6th, StQW/SHRA would expect to submit a supportive response to these Council proposals. We would like to canvass views from residents in the sections of the street affected, as owners of houses and other premises need to be aware that conservation area status brings some extra requirements and potential restrictions to what alterations and additions to a building can be made.

These differences in national 'permitted development rights' and in RBKC Local Plan policies are complicated. They are also affected by Article 4 Directions made by the Council which cover specified streets. Annex A of the [StQW Neighbourhood Plan](#) explains the relationship between these different sets of planning rules. More recent Government changes have been made. We have therefore published on the StQW website at this [link](#) some fully up to date guidance from the RBKC planning department on how conservation area status can limit national permitted development rights.

Residents and building owners may want to respond in varying ways to this consultation. Anyone is of course able to respond individually to this consultation as well as that on the Design Code

RBKC consultation on Kensal Canalside Draft Supplementary Planning Document

In some ways, this third RBKC consultation is the one which will have the most significant impact on our neighbourhood. But this will happen over many years rather than immediately. Discussions have been going on for a decade about future development of the Kensal Canalside Opportunity Area.

Our Zoom session on May 6th will be an opportunity to show more details of the existing site, where Sainsburys sits alongside the now redundant gasholders and underused railway land.

In 2011, the Council consulted on an Issues and Options paper which showed 3 options for different levels of new housing in the Opportunity Area. The highest of these three options (3,500 new homes) was later incorporated in the 2016 London Plan, and this Mayoral housing target remains in the newly finalised 2021 London Plan.

Phasing and planning applications



Outline application expected shortly for Area A (Sainsburys/Ballymore, in yellow).

Superstore (hatched area) to be built first.

Separate application expected at same time for Area B (green) from National Grid and St William.

Proposals for southern site Area D (turquoise) expected to follow later. Land owned by Department for Transport.

The Council's Draft SPD now refers to the prospect of a many as 5,000 new homes at Kensal Canalside. The document acknowledges that *'The scale and density of the development required at Kensal Canalside will be a step change for the existing pattern of development in much of the Borough'*.

In plain English this means residential tower blocks in numbers and at heights that we have not seen to date in our area (but which the Old Oak and Park Royal Development Corporation (OPDC) has been approving next door in Scrubs Lane).

There is much to discuss in terms of the traffic and transport implications of new development of this scale at the Kensal site. There will be positive features in terms of opening up the canalside and the creation of new open spaces. The RBKC consultation page is at this [link](#) and the **deadline for responses is 24th May.**

More to come next month

Next month's newsletter will carry news about the Council's latest thinking for projects in Memorial Park. It will also cover the proposals that the OPDC has come up with to 'modify' their Draft Local Plan in the hope that a fourth version will satisfy the Planning Inspector. The website of the [Old Oak Neighbourhood Forum](#) carries details in the meantime.

Hope that you can join the Zoom session on May 6th. As has been the case for several years, the management committees of SHRA and StQW continue to meet jointly (given some overlap of members). The forthcoming notice for the AGM will give details of current committee members and there are some vacancies if anyone would like to suggest themselves by emailing sthelensassn@aol.com.

Copyright © SHRA All rights reserved.

Our mailing address is: sthelensassn@aol.com

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).

